

Minutes DESIGN REVIEW BOARD SEPTEMBER 17, 2003

The Design Review Board Pre-Session held on September 17, 2003, at Public Works Conference Room (Garden Level – West Side), 31 East Fifth Street.

Present:

Brooke Bogart-Vice-Chair
Dina Tseffos
Steven Voss
Kevin Parker
Fred Amberg
Filiz Ozel
Kiko Smith (Alternate)

(MEMBERS) Absent:

Stanley Nicpon
Dennis Webb

City Staff Present:

Bill Kersbergen, Design Review Manager
Kevin O'Melia, Senior Planner
Jeff Tamulevich, Planner II

Audience: 6

Meeting convened at 6:05 p.m.

- Agenda Consent Items:
 - DRB03191-VILLAGIO AT TEMPE
- Agenda Continued Items:
 - DRB03189-KAISER TILE
- Discussed future agenda items

Meeting adjourned at 6:50 p.m.

The Design Review Board Regular meeting was held on September 17, 2003, at City Council Chambers, 31 East Fifth Street.

Present:

Brooke Bogart-Vice-Chair
Dina Tseffos
Steven Voss
Kevin Parker
Fred Amberg
Filiz Ozel
Kiko Smith (Alternate)

(MEMBERS) Absent:

Stanley Nicpon
Dennis Webb

City Staff Present:

Bill Kersbergen, Design Review Manager
Kevin O'Melia, Senior Planner
Jeff Tamulevich, Planner II

Audience: 6

Meeting convened at 7:02 p.m.

Minutes of the Design Review Board regular meeting held on September 3, 2003, at the City Council Chambers, 31 East Fifth Street, Tempe, Arizona.

On a motion by Kiko Smith, seconded by Dina Tseffos, the Board with a vote of 6-0 (Filiz Ozel abstained) approved the September 3, 2003 minutes as presented.

Consent Items

Vice-Chairperson Bogart stated that certain items could be handled in the consent fashion if they were properly represented and if there were no objections for the consent agenda.

On a motion by Kiko Smith, seconded by Steven Voss, the Board with a vote of 7-0 approved the following case:

- 2. DRB03191 VILLAGIO AT TEMPE**
(Building elevations, site plan and landscape plan)
2401 East Rio Salado Parkway
R-4, Multi-Family Residential General District

At its meeting of September 17, 2003, the Design Review Board approved the building elevations, site plan and landscape plan for **VILLAGIO AT TEMPE** located at 2401 East Rio Salado Parkway in the R-4, Multi-Family Residential General District, subject to the following conditions:

GENERAL

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **September 17, 2004**, or Design Review approval will expire.
2. Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated June 6, 2003 and August 29, 2003. Any comments which result in changes which affect Design Review Board approval of this project shall be reviewed and approved by staff prior to issuance of building permits.
3. Contact Hector Tapia of Planning (480-350-8331) regarding re-plat process to unify the various parcels into one property and cede portion of property on Evergreen Drive and Fifth Street for public right of way. Include any utility or other easements, abandonment or cross-property agreements on the re-plat. After City Council approval

is obtained, recordation with the Maricopa County recorder's Office is required by the applicant to complete this process.

4. Contact Heidi Graham of Public Works/Land Services (480-350-8200) if needed to resolve land issues, including easements and the extent of right of way dedication on Rio Salado, Evergreen and Fifth. Reconcile position of curb for Rio Salado Parkway with the position of curb on Rio Salado east of Evergreen, in Mesa. Resolve requirements for Evergreen right of way dedication and street improvements in front of neighbor's property at the southwest corner of Evergreen and Rio Salado. Consider initiation of an "Improvement District" with a letter of request to the City Engineer to help resolve the street improvements at the neighbor's frontage.
5. Contact Steve Abrahamson or other Planning/Design Review staff (480-350-8331) prior to submittal for building review to discuss issues relating to Crime Prevention through Environmental Design. Review site plan, floor plan, landscape plan, elevations and site lighting from a security perspective. Comply with 1994 Uniform Building Code Security Code requirements. Be prepared to discuss and resolve the following:
 - a. Coordinate security lighting with tree layout on landscape plan.
 - b. Types of exterior lighting.
 - c. Access control to property, including wall, fence and gate details.
 - d. Access control to buildings.
 - e. Door and window security issues. Details of doors including vision panels and door hardware.
 - 1) Equip each blind dwelling entrance door with an 180 degree wide angle viewer mounted at maximum 60" above finish floor. Door of dwelling of two or more bedrooms shall mount a second 180 degree wide angle viewer at 36" above finish floor.
 - 2) Equip each exterior sliding glass dwelling door with a "Charlie bar."
 - f. Building address signs, including contrast and illumination.
 - g. Campus directory signs.
 - h. Recommendation for C.C.T.V. and alarm systems in public/club house areas.
 - i. Recommendation for lights in public/club house restrooms:
 - 1) shall be 50% night lights;
 - 2) shall be key or remote controlled.
 - j. Recommendation for single user public/club house restroom door hardware:
 - 1) shall be ADA approved;
 - 2) shall have a key bypass on the exterior side.
6. Contact Roger Austin of the Police Department (480-350-6341) to determine if a security plan is required for Villagio at Tempe. If a security plan is required, the architect should be involved to verify any modification that would require construction permit revisions. To avoid revisions to permitted construction documents (and related construction change orders), initial meetings with the Police Department regarding the security plan are recommended before the construction permits are issued. At a minimum, Owner and Tempe Police shall begin security plan process approximately eight weeks prior to receipt of certificate of occupancy. In conjunction with the security plan, Crime Free Multi-Housing Status for this property will be required.
7. Prior to certificate of occupancy, Owner shall have management contact the Crime Prevention Unit of the Police Department (480-858-6330) to be included in the "Operation Notification" crime prevention program.
8. Contact Jim Walker of the Tempe Fire Department (480-350-8341) prior to submittal for building review. Be prepared to discuss and resolve fire issues including the following:
 - a. Maintain 45'-0" turning radius and 20'-0" wide fire lane throughout site.
 - b. Coordinate emergency ingress with vehicle gate locking system. Provide an Opticom device at automatic gates. Provide a Knox box at any pedestrian gates.
 - c. Locate fire hydrants to ensure all portions of the first floor of the buildings are within 150'-0" of a hydrant.
 - d. Tempe Fire Department locates fire department connection (FDC) on main entry side of buildings. Submit civil and landscape site plans with the automatic fire sprinkler plans to verify placement of FDC.
9. Contact Don Fasnacht or another Building Safety staff (480-350-8341) if needed prior to building safety submittal to review issues related to building construction including (may not be limited to) the following:
 - a. Verify the units are condominiums—there are no property lines other than those at the perimeter of the development;
 - b. accessibility issues;
 - 1) Disabled parking locations, sizes and quantity;

- 2) Accessible route links public right of way to interior walkway system;
 - c. type of building construction in relation to building heights and areas;
 - d. occupancy type(s);
 - e. automatic fire extinguishing system.
- 10. Contact Ron Lopinski, Public Works/Sanitation representative (480-350-8132) if needed prior to submittal for building review to review and resolve site refuse collection issues.
 - a. Maintain 45'-0" turning radius for maneuvering refuse vehicle on site, to refuse enclosure locations and through the development area.
 - b. Provide refuse container enclosures per Standard Detail DS-116 (details are available through Development Services) in required quantity, approach angle and locations.
 - c. Enclosure gates are not required. If enclosure gates are provided, place minimum 6" square vision portals in each gate to maintain visual surveillance into the enclosure. Illuminate the enclosure gates same as a pedestrian gate, see **LIGHTING** section below.
- 11. Contact Gary Davis or another Public Works/Transit Division representative (480-350-2739) to discuss public transit system impact on this site design, including the following:
 - a. Indicate locations of future bus shelters on Rio Salado and Evergreen. Coordinate locations with staff. Indicate locations on site and landscape plans.
 - b. Provide foundations, pads and conduits for shelters per Standard Detail T-654.
- 12. Contact Shelly Seyler or another Public Works/Transportation Division representative (480-350-8219) to discuss design guidelines including (may not be limited to) the following items:
 - a. Coordinate feedback on Traffic study and incorporate into site design.
 - b. Street improvements will be required on Evergreen Drive and Fifth Street including paving, curb, gutter and sidewalk.
 - c. Provide minimum 8'-0" wide sidewalk on Rio Salado Parkway and minimum 6'-0" wide sidewalk on Evergreen Drive and Fifth Street per City standard.
 - d. On Evergreen and Fifth the driveways shall be 30'-0" wide minimum and 40'-0" wide maximum with 5:1 tapers per Tempe standard detail T-320.
 - e. On Rio Salado the driveway shall be per M.A.G. Standard Detail 251.
 - f. Provide sight visibility triangles on driveways, see **LANDSCAPE** section below.
- 13. Contact Isaac Chavira of Public Works/Street Light Division (480-350-8033) to discuss street light installation:
 - a. Lights on Rio Salado per Tempe Standard Detail T-652.
 - b. Lights on Evergreen and Fifth per Tempe Standard Detail T-651.
- 14. Contact Thurston Hurst or another Public Works/Engineering Division representative (480-350-8341) prior to submittal for building review to verify extent of Public Works improvements required as part of this construction project, including (may not be limited to) the following:
 - a. Surface water retention system sufficient to handle 100-year storm run off for this site and ½ street runoff from Evergreen and Fifth.
 - b. Utility burial on site and in adjacent frontages.
 - c. Coordination of retention basins with utility burial.
 - d. Water and Sanitary sewer issues. Contact Tom Ankeny of Water Management (480-350-2648) as needed:
 - 1) Individual meters required for water service. Meters shall be remote read type.
 - 2) Water lines are required and shall be looped in Evergreen and Fifth.
 - 3) Extend sewer in Rio Salado to provide 2/3 of the service connections--remaining 1/3 may be handled by sewer in Fifth.
 - e. Placement of additional fire hydrants.
 - f. If applicable, indicate cross access and cross drainage agreements with adjacent properties.
 - g. Refer to Engineering, Land Service, Environmental, Traffic, Transit, Refuse, Fire and Water notes that are part of the 6/6/03 and 8/29/03 Site Plan Reviews, Public Works Department comments.
- 15.
 - a. The Public Works Department shall approve all roadway and utility easement dedications, any cross access and cross drainage agreements with adjacent properties, driveways, storm water retention, street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - b. Off-site improvements to bring roadways to current standards may include:

- 1) Water lines and fire hydrants;
 - 2) Sewer lines;
 - 3) Storm drains;
 - 4) Roadway improvements including street lights, curb, gutter, bike path, sidewalk, bus shelter, and related amenities.
 - c. Fees to be paid with the development of this project include:
 - 1) Water and sewer development fees;
 - 2) Water and sewer participation charges;
 - 3) Inspection and testing fees.
 - d. Applicable off-site plans shall be approved prior to recordation of re-plat.
 - e. Street dedications (if any) shall be made within six months of Design Review Board approval.
 - f. Public improvements must be installed prior to the issuance of any occupancy permits. Public Works Department shall approve any construction phasing.
 - g. All new and existing, as well as on-site and adjacent frontage off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this redevelopment in accordance with the Code of the City of Tempe - Section 25.120.
 - 1) Indicate height of transmission lines that are to remain in site vicinity.
16. Contact Pete Smith of Water Resources (480-350-2668) prior to submittal for building review to determine if a Water Conservation Report is required for irrigation and/or domestic water use for this project. If required, the report would be included with the Building Safety submittal for construction permit. Report forms and example are available from Pete Smith or from the Building Safety Division.
17. The Owner shall provide a continuing care condition, covenant and restriction (CC&R) for all of the project's landscaping required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Manager and City Attorney.

Note: A complete Zoning Ordinance can be accessed through www.tempe.gov/tdsi/planning/ord808, or purchased at Development Services.

Tempe Standard "T" details may be accessed from the Engineering Division, Public Works Department or on their web site, www.tempe.gov/engineering.

Tempe Standard "DS" details for refuse enclosures may be obtained from the Development Services counter.

Details to be submitted and approved by staff prior to issuance of building permits.

SITE PLAN

18. Provide minimum courtyard separation for buildings if variance request to eliminate courtyard separation is denied.
19. Do not site buildings on easements.
20. **Quality Study Requirement.** Design storm water runoff to flow into adjacent landscaped areas. Manage storm water drainage as a resource by detention in small, segregated landscape areas before transfer to larger retention areas. Aesthetics of these landscape areas should not be sacrificed to accommodate storm water retention.
21. **Quality Study Requirement.** Assure that pedestrians are not impeded by storm water drainage flows. "V" gutters are not recommended for private streets. Avoid accumulating drainage flows along curbing where it could impede pedestrians. Minimize the total area of impervious surfaces.
22. At street frontages provide no more than 67% of on-site landscape area in retention.
23. Retention basins greater than 3'-0" deep require a fence barrier to limit access. Design barriers if required as an aesthetic feature of the public landscape.

24. Maximum surface water retention before considering subsurface retention. Any subsurface retention components shall be protected from unauthorized intrusion but open to observance to verify it is functioning. Design portals into subsurface retention as aesthetic features of the landscape.
25. **Quality Study Requirement.** Do not reduce on-site common landscape area below 30 percent of the net site area. Provide calculation to indicate area of on-site common landscape area.
26. Locate all freestanding and building mount security lights so that they do not conflict with proposed tree locations. Provide minimum 20'-0" horizontal separation (or make separation as determined by Planning/Design Review staff in special cases) between security light fixture and tree trunk center.
27. Provide standard vehicle, accessible vehicle, recreational vehicle and bicycle parking in quantity required, or as allowed by variance, for the proposed buildings. Fully dimension parking spaces, aisles and landscape islands on the site plan. Parking spaces shall meet or exceed the following minimum guidelines:
 - a. Individual vehicle parking spaces shall measure 8'-6" wide by 18'-0" long or 16'-0" long with a 2'-0" overhang (staff recommends the 16' + 2' option). The overhang shall not encroach into a required landscape area or required walkway width. If they do encroach, widen landscape or walkway areas by 2'-0".
 - b. Extend dead end drive aisles minimum 3'-0" past the last vehicle parking space to allow the vehicle in this space to maneuver backward into the aisle and then drive forward out of the aisle.
 - c. Parking at dead end drive aisles must be perpendicular to the drive aisle, not parallel, to prevent back-up drive out of the aisle.
 - d. Individual bicycle parking spaces shall measure 2'-0" by 6'-0". Provide parking racks and spacing per Standard Detail T-578
 - e. Accessible vehicle parking shall comply with the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing The Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6).
28. Provide unit pavers at entry drives to the site, extending from the back of the public sidewalk at least 20'-0" deep into the property. Coordinate extent of unit pavers with type of paving at turnarounds in front of Rio Salado and Evergreen gates. Coordinate unit paver detail with Tempe standard driveway detail T-320 and M.A.G. standard driveway detail 251. Material choice and layout to be approved by Transportation and Planning/Design Review staff during the building plan check process.
29. Indicate proposed materials of accessible, upgraded paving materials for sidewalks on the site, including across major driveways near the vehicular entrance gates, and at the main building entrances. Examples of upgraded concrete paving may include integrally colored and/or design scored concrete. Verify that surfaces proposed are fully accessible per the A.D.A. and U.B.C. chapter 11.
30. **Quality Study Requirement.** Pedestrian walkways should be at least 10'-0" away from any patio (except where separated by 6'-0" wall) or window which is less than 6'-0" higher than the pedestrian path in order to assure privacy for individual units.
31. Provide walkways that are separate and distinct from vehicular driveways throughout site. Walkway paving is not required to continue across driveways (except near the vehicular gates) if the curb cuts are aligned across the driveway at or near a 90 degree angle. Provide pedestrian walkways at heads of parking spaces where feasible throughout site.
32. **Quality Study Requirement.** Design pedestrian walkways and public courtyard hardscapes as a landscape feature and provide enhancements at pedestrian entrances to the building.
33. **Quality Study Requirement.** Provide a hierarchy of pedestrian walkways. Typically, provide wider walkways as one gets closer to pool, etc.
34. Keep site features that would impede traffic visibility from site drives (other than thin items such as tree trunks or light poles) out of the sight visibility triangles. Site features including equipment boxes, street furnishings, shrubs, etc., shall not exceed 2'-0" in the sight visibility triangles. See **LANDSCAPE** section below for extent of triangles.

35. Indicate exterior gang mailbox/kiosk locations. Locate mailboxes to provide excellent surveillance and activity support.
36. Provide reduced pressure back flow prevention device(s) (RPBP), each at separate dedicated landscape water meter(s) for public landscape areas and at domestic water meters. Do not cross connect domestic and landscape water supply lines. If landscape water is supplied from a domestic water meter, provide a separate RPBP at head of landscape water supply. To limit water pressure loss to landscape irrigation, configure the supply branch so landscape water does not go through both the domestic and the landscape RPBP's.
37. Enclose backflow prevention assemblies for water supply protection in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide screen wall per Standard Detail T-214.
38. Transformer boxes, meter panels, electrical and other utility equipment shall be finished in a neutral color and material that compliments the color scheme of the buildings. Include color sample for review during building plan check process.
39. Carports, if included in proposal, shall conform to the following guidelines:
 - a. Pull carport at least one parking space away from adjacent landscape islands to allow tree to grow and spread.
 - b. Carport shall have boxed columns and a minimum 8" deep roof fascia. Fascia shall be at least as deep as canopy structure.
 - c. At accessible parking, provide 98" canopy clearance to paving.
 - d. Design a canopy roof deck that is attractive when viewed from above.
 - e. Relate in color and/or architectural detailing to the buildings.
40. Perimeter masonry security walls shall be 8'-0" in height as measured from adjacent street curb or on west property line from adjacent grade. Do not step height of perimeter security walls down below 6'-0" at gates or at any other location. Provide exposed accent masonry pilasters so they are an integral feature of the wall and not a token feature in a long wall plane. Provide masonry screen and retaining walls that are compatible in materials, color and texture with the building elevations. Planning/Design Review staff shall review the outlying wall details during building plan check process. Retaining walls of any height and security walls over 6'-0" in height will require structural calculations and details for review as part of the building plan check process. No chain link fencing, razor wire, barbed wire, etc. will be allowed except as a construction barrier.
41. Indicate design of private courtyard walls. Provide walls of masonry construction, exposed, or with a stucco finish that matches the character of the residential buildings. Increase height of walls as appropriate to shield from nearby walkways.
42. Fence and gate panels shall be composed of steel vertical pickets, 6'-0" high. Maintain maximum 4" clear opening between pickets. Provide pickets of size to resist bending. Secure pickets together with top and bottom rails. Allow tops of pickets to protrude above top rail. Provide elevations and details of fence/gate barriers for review during building plan check process. An alternate fence and gate panel design to the vertical picket design described above may be considered and approved by Planning/ Design Review staff if the alternate design demonstrates resistance to climbing, visual surveillance capability and is otherwise not a detriment to users (too hot to touch, etc.).
43. Vehicle gates must be reviewed and approved by staff including Planning/Design Review, Traffic Engineering, Building Safety, Fire and Sanitation prior to issuance of building permits. Design criteria include the following:
 - a. Gates in open position shall have minimum clear width of 20'-0" or as determined by the Fire Department.
 - b. Provide Opticom device on an automatically controlled gate or as determined by Fire Department.
 - c. Discuss schedule for gate open hours with the Fire and Sanitation Departments.
 - d. Verify adequate stacking distance and turnaround in front of gates with Transportation staff.
 - e. See **LIGHTING** section below for general illumination and open mechanism illumination requirements.
44. Gates for pedestrian access control must be reviewed and approved by the staff including Planning/Design Review, Building Safety and Fire prior to issuance of building permits. Design criteria include the following:
 - a. Match the height of the adjacent wall or fence or optionally provide a fixed "transom" fence panel above the gate in a high wall or fence.

- b. Gate may require emergency exit and entrance capability. Approval of lock and gate hardware shall be by Building Safety and Fire Department.
- c. Coordinate gate width with landscape and retention maintenance needs.
- d. See **LIGHTING** section below for general illumination requirements.
- e. Do not install shrubs or groundcovers with a greater than 2'-0" tall mature height within 21'-0" of the gate.
- f. Alcoves in the fence or wall or other potential hiding places are not permitted within 21'-0" of the outside of the gate.
- g. If opaque gates are proposed to visually screen an area, such as at the refuse area, each gate shall have a minimum 6" square vision portal centered at 63" from grade. Vision panels are not required at steel vertical picket gates.
- h. As required, post a private property sign indicating that the pedestrian access is for specific users only and all other users are trespassing under A.R.S. 13-1502.

BUILDING ELEVATIONS

- 45. The elevations are approved in concept. Construction elevations must be reviewed during the building plan check process.
- 46. Indicate roof height with the base point as follows: the base point is measured from the top of existing curb front and center of the property on Evergreen Road. Do not exceed the 35'-0" maximum allowable roof height indicated for an R-4 zone.
- 47. Do not mount permanent roof access ladders to the exterior of the buildings.
- 48. The main colors and materials shall have a light reflectance value of 75 percent or less. Specific colors and materials submitted for Design Review have Planning/Design Review staff approval. Submit any additions or modifications for review during building plan check process. Significant modifications may require additional Design Review Board processing. Approved colors shall be field verified by the Inspection staff prior to constructing the building.
- 49. Screen exterior mechanical equipment from surrounding public view by an integral architectural feature of the elevation; avoid individual roof mounted screens which are readily identified as such; screens for ground mounted equipment should be carefully designed into the elevation and not have a "tacked-on" appearance. A screen must meet or exceed the height of the equipment it screens on all sides. Verify height of equipment and mounting base to ensure that screen height is adequate.
- 50. Incorporate any roof drainage water conveyance system, electrical meter panels or incidental equipment attachment where exposed into building elevations so that the architecture is enhanced by these elements. Provide detail layout for review during building submittal process.
- 51. Indicate locations of lighting and addressing on the building. Detail lighting and addressing to enhance the architecture. No exposed conduit is allowed. Provide details of lighting and addressing mounting assemblies for review during building submittal process.
- 52. Coordinate building plans and elevations with locations of proposed trees, shrubs and vines in order to avoid conflicts between plant material at mature size and address number signs located on building elevations and freestanding signs.

LIGHTING

- 53. All exterior lighting fixtures in this proposal shall fulfill the following:
 - a. be a full cutoff design, directed down and screened away from adjacent properties;
 - b. be of a design to minimize glare, light trespass and intrusiveness and promote managed lighting distribution;
 - c. be vandal resistant, incorporating vandal resistant lenses;
 - d. be provided with a gasket or seal that is designed to resist rain, dust and insect contamination within the fixture housing;
 - e. be provided with a house side shield where there is a need to minimize light trespass to an adjacent property;
 - f. conform to the requirements of the Dark Sky Ordinance;
 - 1) maximum 50 watt incandescent or equivalent light source (such as in a "jelly jar" fixture at a dwelling unit entrance) may be unshielded.

- g. be separated from trees as outlined in **SITE PLAN** above;
 - h. Be approved by Planning/Design Review staff. Verify the minimum lighting requirements with staff as the use relates to risk factors for the site.
 - 1) Provide cut sheets and specifications for approval.
 - 2) A copy of all cut sheets for light fixtures shall be submitted and marked as to which information and data applies to the specific luminary, including the lamp manufacturer.
54. Security lighting required with this proposal, including that for the entry areas of the building, other lighting mounted on the buildings and pole-mounted courtyard and parking lot lighting shall be illuminated from dusk to dawn utilizing a photocell sensor.
55. Transitional lighting shall be provided at exterior areas going to and from the buildings or uses within the site.
56. Place each freestanding mailbox within 10'-0" of a security light. Mailbox shall be illuminated from dusk to dawn with a minimum of 5.0 foot-candles of light at finish grade to 6'-0" above finish grade, with a radius of not less than 20'-0" from the center of the mailbox.
57. Building entrances and pedestrian gates shall be illuminated from dusk to dawn with a minimum of 5.0 foot-candles of light at finish grade.
58. Vehicular gates shall be illuminated from dusk to dawn with a minimum of 1.0 foot-candle of light along the gate length. Additionally, the operating station at automatic vehicular gates shall be illuminated from dusk to dawn with a minimum of 5.0 foot-candles of light at finish grade, with a radius of not less than 15'-0" from the center of the operating station. Similarly, provide 5.0 foot-candles of light at a lock manual override if one is provided at this gate.
59. Covered parking spaces (if proposed) shall be illuminated from dusk to dawn with a minimum of 3.0 foot-candles from finish grade to 6'-0" above finish grade
60. Uncovered parking spaces shall be illuminated from dusk to dawn with a minimum of 2.0 foot-candles at finish grade.
61. Driveways and parking drive aisles shall be illuminated from dusk to dawn with a minimum of 1.0 foot-candle at finish grade.
62. Narrow spaces between buildings, exterior pedestrian walkways and adjacent landscape areas within 20'-0", exterior parking landscape area and surface storm water drainage areas shall be illuminated from dusk to dawn with a minimum of 0.5 foot-candle of light at grade.
63. Refuse enclosure without gates shall be illuminated from dusk to dawn with a minimum of 2.0 foot-candles of light at finish grade. If gate(s) is provided at enclosure, illuminate gate(s) same as a pedestrian gate.
64. Secondary lighting is required to supplement the primary security lighting due to design elements and landscape conflicts, in order to meet the minimum lighting criteria.
65. Metal halide lamps are authorized for this site, however high-pressure sodium lamps are preferred at exterior locations to soften the intensity of light in this residential neighborhood. The required light loss factor for light output calculations are 0.68 for metal halide lamps and 0.72 for high-pressure sodium lamps.
66. Submit a photometric calculation of continuous (not instantaneous) light levels for all exterior security lighting. Provide a square grid of light levels on landscape plans for the ground and courtyard levels that have been approved by the Design Review Board. Each landscape plan image (including light fixture locations) shall be fifty percent screened so it reads as background. The point to point light levels shall be calculated at grid intervals of not more than 10'-0" square at grade.
67. A photometric calculation submitted during the building plan check process shall include a statement indicating that no equipment substitutions shall be installed without prior approval of the City. Where the construction documents indicate more than one specified manufacturer per site, a photometric calculation from each manufacturer specified will be required.

LANDSCAPE

68. The landscape and irrigation plans are approved in concept. Final landscape and irrigation plans, materials schedules, details and specifications must be reviewed during the building plan check process. Coordinate building and paving "footprints" on architectural, civil, MPE, photometric and landscape plans.
69. Provide calculation to demonstrate that on-site common landscape area of this housing development, excluding private walled courtyards, is greater than ten acres. If the area is less than ten acres, limit area of water intensive landscaping to no more than twenty percent of landscapable area (Ordinance requirement, ref. 3-201 B. 1).
70. Note original locations and species of any existing native and "protected" trees and other plants that exist in the way of the proposed development. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. Where removal of a native or "protected" tree or plant is required for this development, file Notice of Intent to Clear Land with the Agricultural Department (602-542-7182).
71. Coordinate landscape for the retention basins with the Civil Engineer. The grass filter around drywells may be waived if the drywells are an approved dual chamber devices. Keep rip-rap indicated on the grading and drainage plan out of required landscape islands.
72. Indicate the location of all exterior light fixtures on the landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.
73. At required landscape islands under overhead utility lines, recommend a short tree such as *Thevetia peruviana* or *Acacia willardiana*. Refer also to the "Guide to Arizona Desert Shade Trees" prepared by the Arizona Community Tree Council and the Desert Botanical Garden for a list of trees that are suitable to grow near electrical lines.
74. Provide a tree without thorns for each landscape island.
75. Delete oleanders from the landscape palette.
76. Provide traffic sight triangle layouts at each driveway. Indicate the speed limits on Rio Salado Parkway, Evergreen Drive and Fifth Street that supports traffic sight triangle layout at the driveways on the landscape plan. If needed, refer to the "corner sight distance at intersections" chart, which may be obtained from John Brusky in Transportation Engineering (480-350-8219) or may be obtained from the Development Services counter.
77. **Quality Study Requirement.** Design walls, fences and walkways as landscape features.
78. **Quality Study Requirement.** Coordinate landscaping with building orientation and window placement.
79. Maximum height of mature small shrubs and groundcovers shall be 2'-0" in the following locations. Refer to the "Plant List –Groundcovers and Shrubs (Maximum 2'-0" at Maturity)" available for the Development Services Department, if needed as a guide:
 - a. parking lot landscape islands;
 - b. adjacent to parking lot borders, from curb line to 6'-0" away;
 - c. along either side of walkways, from edge of walkways to 6'-0" away;
 - d. within 20'-0" of building entrances;
 - e. within sight visibility triangles at driveway.
80. Shrubs, which do not exceed 3'-0" at maturity, shall be used between 6'-0" and 12'-0" from the edge of walkways requiring visual surveillance. Refer to the "3' Plant List" available for the Development Services Department, if needed. Desert plants with thin stalks over 3'-0" high that allow for visual surveillance may be used in these areas.
81. The maximum height of shrubs and ground cover plants within the 20'-0" radius of an entrance is 2'-0". Shrubs and plants that will exceed 2'-0" tall at maturity are not permitted except barrier plants such as cactus. No plants shall be used that may grow by attachment to a wall where safety surveillance is reduced at a nearby entrance.
82. Barrier plants with thorns, needles or a dense branch habit may be used below and to sides of windows and adjacent to entrances in walls or fences where desirable. Where walls or windows occur closer than the 6'-0" or

12'-0" walkway zones described above, tall barrier plants may be approved by Planning/Design Review staff as an exception to the height/proximity restrictions conditioned above.

83. If sizable river-run rock, stones or similar materials are used as a ground top-dressing (excluding boulders), the material shall be embedded in concrete so that only one third of the rock is exposed above ground, to prevent its removal by hand and use for vandalism or injury.

SIGNAGE

84. Provide details of address signs for review.
85. **Quality Study Requirement.** Design attractive signs that includes campus identification, directional information, identification of buildings and dwelling units. Use clear, easily understood, predictable addressing system within the development.
86. Obtain separate sign permit prior to installation of any proposed directional, identification or advertising signs.
87. No exposed conduits or raceways are allowed for any signs.
88. Display building address signs as follows:
- a. Building Safety and Engineering staff shall determine address numbering and lettering designations for each building in Villagio at Tempe.
 - b. Locations of address signs on building, including letter designations, shall be subject to approval by Planning/Design Review staff.
 - 1) Address signs shall be mounted in a permanent stationary and durable manner
 - 2) Address signs shall be visible from the street and/or public walkway, shall remain unobstructed at all times by trees, vines, or anything that would tend to hide or obscure the number/letter, and shall be visible at all times from public access to the property.
 - 3) No other number or letter should be affixed to a building that might be mistaken for, or confused with, the address assigned to that building.
 - b. Address numbers and letters on walls shall be of contrasting color to the background on which they are attached (minimum 50% contrast).
 - c. Address numbers on walls shall be illuminated, from dusk to dawn, by either direct, back, or halo lighting, unless otherwise provided.
 - 1) Address numbers directly illuminated shall be 18" to 36" below dedicated light fixture.
 - d. Address numbers on walls shall be mounted no lower than 15'-0" high and otherwise may be as determined by Planning/Design Review staff.
 - e. Building number height shall be 12" for addresses on walls.
 - f. Display a directory map that depicts residential and club house buildings and associated spaces such as swimming pools and courtyards:
 - 1) Directory signs shall utilize contrasting colors having a 70 percent contrast factor. Pools shall be colored blue, courtyards shall be colored green.
 - 2) Directory signs shall be properly oriented with respect to the viewer, and include a bright color dot or arrow, with the words, "YOU ARE HERE" affixed to the appropriate location on the sign.
 - 3) Directory signs shall prominently indicate dwelling designations for each residential building.
 - 4) Directory shall be internally illuminated from dusk to dawn with a white light source.
 - 5) Traffic movement and safety shall not be compromised as a result of the placement of a directory.
 - 6) Provide two directories for Villagio at Tempe, one near the Evergreen and one near the Rio Salado vehicular entrances. Coordinate final locations with Planning/Design Review staff.
 - 7) Directory signs shall have vandal resistant glazing to minimize criminal damage, and the housing shall be weather resistant.
89. Commercial and multi-family residential buildings shall conform to the following:
- a. Address signs on walls shall be visible from surrounding public areas. Determine with Planning/Design Review staff the frequency of address signs on the elevations of the building, following the recommended guidelines listed below:
 - 1) If the elevation is less than 60'-0" in length, then only one number needs to be displayed on that side.
 - 2) If the elevation is between 60'-0" and 200'-0" in length, numbers shall be displayed at either end of the elevation.

- 3) If any elevation of a single building exceeds 200'-0" in length, numbers shall be displayed midpoint on the elevation in addition to either end.
- b. Multi-family suite and dwelling number/letter designation shall be 8" in height, illuminated, of contrasting color to background, and typically shall be posted front and rear so the designation is visible from driveway and walkway on either side of the building.
- c. Multi-family residential utility meters shall utilize a minimum 1" number height to indicate the number for the meter, as applicable, in accordance with the Tempe electrical code and utility company standards.

ADDITIONAL CONDITION

- 90. On inset in Townhome units, bring back in post-session a detailed elevation that indicates improved design treatment of this inset. (Added by the Board)**

Continued Items

On a motion by Kiko Smith, seconded by Dina Tseffos, the Board with a vote of 7-0 continued the following case:

- 1. DRB03189 KAISER TILE**
(Building elevations, site plan and landscape plan)
655 West Elliot Road
I-1, Light Industrial; I-2, General Industrial; and Southwest Overlay Districts

The Design Review Board's next meeting will be October 1, 2003 at the Council Chambers.

Meeting adjourned at 7:08 p.m.

The Design Review Board Post-session meeting was held on September 17, 2003, at City Council Chambers, 31 East Fifth Street.

Present:

Brooke Bogart-Vice-Chair
Dina Tseffos
Steven Voss
Kevin Parker
Fred Amberg
Filiz Ozel
Kiko Smith (Alternate)

(MEMBERS) Absent:

Stanley Nicpon
Dennis Webb

City Staff Present:

Bill Kersbergen, Design Review Manager
Kevin O'Melia, Senior Planner
Jeff Tamulevich, Planner II

- DRB02253 THE VALE**
(Review screening/roof top mechanical; shade canopies in courtyard)
1149 West University Drive
MG, Multi-Use General District

There was a discussion the building elevation modifications and conceptual shade canopy layout for the Vale, a residential/office condominium project, located at 1149 West University Drive. The Board approved, and added one condition:

- 94. Regarding mechanical equipment screening, the intent is not to see the mechanical equipment. Screen material therefore shall be solid or, if perforated steel panels are used as indicated, the**

perforations shall be of size so the equipment inside cannot be seen, or, two layers of perforated steel panels shall be used, with perforations offset, so the equipment inside cannot be seen.

Post-session adjourned: 7:30 p.m.

Prepared by: Dianne Garrett, Administrative Assistant II

Reviewed by: Bill Kersbergen, Design Review Manager

Bill Kersbergen
Design Review Manager